

Town Clerk

PZC Regular Meeting Minutes May 3, 2012 1/4

**TOWN OF VERNON
Planning & Zoning Commission (PZC)
Minutes – Regular Meeting
Thursday, May 3, 2012, 7:00 PM
Council Chambers, Third Floor
Memorial Building
14 Park Place
Rockville/Vernon, CT**

*received 5/11/12
10:50 A.M. by
Benice K. Dixon
Town Clerk*

1 Call to Order & Roll Call

- ◆ **Meeting was called to order at 7:02 P.M.**
- ◆ **Regular Members Present:** Chester Morgan, Francis Kaplan, Charles Bardes, Victor Riscassi, William Roch, Harry Thomas and Dan Anderson.
- ◆ **Alternate Members Present:** Ronald Scussel.
- ◆ **Staff Present:** Leonard Tundermann, Town Planner, Terry McCarthy, Town Engineer.
- ◆ **Recording Secretary:** James Krupienski

2 Administrative Actions/Requests

2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #5 "Other Business"

- ◆ **Chester Morgan requested to add – Discussion Regarding LID (Low Impact Development) Presentation**
- ◆ **Charles Bardes, seconded by Harry Thomas moved a Motion to Adopt the Agenda as Amended. Motion carried unanimously.**

2.2 Communications received NOT related to Agenda items

- ◆ **Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter, Spring 2012, Volume XVI, Issue 2**
- ◆ **Site Update from the USA EPA Relative to Precision Plating, Superfund Site located at 1050 Hartford Turnpike, dated April 2012.**
- ◆ **Email from Daniel D Morley, State of Connecticut, Policy Development Coordinator regarding 2013-2018 State C&D Plan- Public Draft, dated April 30, 2012.**

2.3 Acceptance of Minutes

- ◆ **None**

3 Public Hearings

3.1 Application [PZ-2012-07] of Jane Moore Properties, LLC for a Special Permit/Site Plan of Development to construct a Building Addition and associate improvements at #1237 Hartford Turnpike (Assessor's ID: Map #46, Block #78, Lot/Parcel #23)

- ◆ **Leonard Tundermann, Town Planner read the Legal Notice into the Record**

*Public Notice
Town of Vernon*

The Vernon Planning & Zoning Commission (PZC) will hold the following public hearing at its regular meeting at 7:00 PM on Thursday, May 3, 2012,

*in the Town Hall Council Chambers on the Third Floor at 14 Park Place,
Rockville/Vernon:*

Application [PZ-2012-07] of Jane Moore Properties, LLC for a Special Permit/Site Plan of Development to construct a Building Addition and associated improvements at #1237 Hartford Turnpike (Assessor's ID: Map #46, Block #78, Lot/Parcel #23)

This PZC application is available for inspection by the public in the office of the Planning Department, 55 West Main Street, Rockville, CT.

*Chester Morgan, Chairperson
Planning & Zoning Commission (PZC)*

- ◆ **Judy Schuler, PE, Design Professionals Inc; David Holmes, Principal, Capitol Studio Architects; Jane Moore and David Bonadies:**
 - **Judy Schuler reviewed proposed development plans:**
 - 1,300 sq/ft addition to the east side;
 - Located in the Commercial Zone;
 - New sidewalk proposed along the front perimeters of the building;
 - Additional parking to the rear of the site;
 - New lighting in new parking area and landscaping;
 - No change to existing utilities;
 - Existing drywell to be removed and replaced with a storm-scepter structure for site water treatment prior to drainage into Hartford Turnpike;
 - Located in a Aquifer Protection area and require a Special Permit for development;
 - Require 54 parking spaces for the site, providing 75 spaces, including 3 ADA compliant handicap spaces;
 - Variance was granted in 2009 for parking within 10' of the property line;
 - Traffic Authority review was not required;
 - **David Holmes, Principal, Capitol Studio Architects;**
 - Existing 5,800 sq/ft building, proposing 1,300 sq/ft addition;
 - Replacing windows and adding canopies over each entrance;
 - Replacing existing roofing system;
 - Existing masonry to be painted in Charcoal Grey; Columns painted gold or copper; Doors and windows in anodized aluminum; Horizontal metal siding system in a silver or light grey;
- ◆ **Victor Riscassi questioned the parking lot line offset. Ms. Schuler indicated a distance of 6'.**
- ◆ **Ronald Scussel questioned lighting spillover for the proposed parking area. Ms. Schuler reviewed the Photometric Plan.**
- ◆ **Charles Bardes questioned distance of the proposed parking to the property line. Ms. Schuler indicated that the Zoning Board of Appeals had previously approved a variance to allow for parking within the 10' buffer.**
- ◆ **Discussion took place relative to Note #3 regarding parking variance granted by the Zoning Board of Appeals.**
- ◆ **Discussion took place regarding use of LID practices in Aquifer Protection areas.**
- ◆ **Charles Bardes questioned enclosing the existing dumpsters. Ms. Schuler indicated that final plans would show the dumpsters enclosed.**

- ◆ **Staff Input – 7:47 P.M.**
 - **Leonard Tundermann, Town Planner**
 - **Variance is valid for proposed parking setback;**
 - **Traffic Authority didn't warrant review by the board;**
 - **Site plan does not indicate site lighting amounts at the front of the property;**
 - **Barriers are necessary adjacent to the perimeter sidewalk of the building to prevent vehicles from blocking the sidewalk;**
 - **Commission needs to find compliance with §17.3 for the Special Permit;**
 - **Commission needs to find compliance with §20.6.1 for Aquifer Protection Special Permit;**
 - **If the Commission chose to take action the motion should allow for comments from the Design Review Commission that is expected to meet on May 7, 2012.**
 - **Terry McCarthy, Town Engineer**
 - **New storm sceptor system is leaving the site through a 6" pipe and will require Department of Transportation approval to connect to the system in Hartford Turnpike.**

- ◆ **Ten (1) minute recess at 7:50 P.M.**
- ◆ **Meeting reconvened at 8:10 P.M.**

- ◆ **Call for Intervenor – None**
- ◆ **Public Input – None**
- ◆ **Public Comment (8:11 P.M.)**
 - **Sonja Hills, 38 White Street:**
 - **Concerned with expanding lighting that already is impacting her property. Questioned if the lighting would be turned off when the businesses close.**
 - **Dumpsters – questioned if the location of the dumpsters could be relocated.**
 - **Fencing – Concerned with mix of existing fencing and existing gap that allows for access to the rear of her property.**
 - **Michael Martin, 34 White Street**
 - **Applicant had previously indicated that they would install a privacy chain link fence after removing trees from the site.**
 - **Concerned with proposed light poles and impact they may have.**

- ◆ **Additional Staff Input**
 - **Leonard Tundermann, Town Planner – spoke to the applicant and agreed to keep the hearing open until the May 17, 2012 meeting to allow for Design Review Commission to review the plans and allow for staff to work with the applicant regarding possible changes that were discussed.**

- ◆ **Harry Thomas, seconded by Charles Bardes moved a Motion that Application [PZ-2012-07] of Jane Moore Properties, LLC for a Special Permit/Site Plan of Development to construct a Building Addition and associated improvements at #1237 Hartford Turnpike (Assessor's ID: Map #46, Block #78, Lot/Parcel #23) be continued until May 17, 2012.**

- ◆ **Dan Anderson requested that the commission receive information regarding the approval of the variance**

- ◆ **Motion carried unanimously.**

4.1 Plan of Conservation and Development - Implementation Plan

- ◆ **Discussion took place relative to the Implementation Plan.**
- ◆ **Leonard Tundermann, Town Planner reminded the commission that the By-Laws have a standing Ad-Hoc commission to keep the POCD up-to-date.**
- ◆ **Charles Bardes, seconded by Victor Riscassi moved a Motion that the Implementation Plan as Presented be adopted. Motion carried 5-2. Harry Thomas and Dan Anderson opposed.**

5 New Business.

5.1 Receipt of Applications:

- ◆ **None**

6 Other Business

6.1 Additional business to be considered should be introduced under PZC meeting agenda item “#2.1 Amendment/Adoption of Agenda” at the beginning of the meeting.

6.1.1 Discussion of Project Meeting – Land Use Regulatory Control in the Tankerhoosen Watershed.

- ◆ **Leonard Tundermann, Town Planner suggested creating an ad-hoc committee to review draft regulations for possible integration.**
- ◆ **Charles Bardes, Harry Thomas and Victor Riscassi volunteered for the committee.**

7 Adjournment.

- ◆ **Francis Kaplan, seconded by William Roch moved a motion to adjourn. Motion carried unanimously.**
- ◆ **Meeting adjourned at 8:45 P.M.**

**James Krupienski
Recording Secretary**